

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Margaret W. & Clarence E. Pusey  
 I, or we, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.2B (V.N.2) to permit side setbacks of 8' in lieu of the required 25' and Section 1802.2C to permit setbacks of 10' in lieu of the required 75' from land zoned other than D.R. 16.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: The existing structure violates the present zoning ordinance. Strict compliance with zoning regulation is not practical since it would entail moving or rebuilding the existing structure.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser  
 Saleewun Limawararut  
 Address 10801 Lakespring Way  
 Cockeysville, MD 21039  
 Petitioner's Attorney  
 Address 1905 York Rd.  
 Timonium, MD 21093  
 Protestant's Attorney  
 Address

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of March 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of April 1980 at 10:30 o'clock A.M.

(over)

# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Non-Resident doctor's office.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Margaret W. Pusey  
 (Type or Print Name)  
 Signature  
 Address 10801 Lakespring Way  
 Cockeysville, MD 21039  
 City and State  
 Legal Owner: Margaret W. Pusey  
 (Type or Print Name)  
 Signature  
 Address 1905 York Rd.  
 Timonium, MD 21093  
 City and State  
 Name and telephone number of legal owner, contract purchaser or representative to be contacted  
 Leonard Kramer  
 Name 433 Ellendale Dr.  
 (301) 828-5638  
 Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of March 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of April 1980 at 10:30 o'clock A.M.

E.C.O.-No. 1

(over)



BALTIMORE COUNTY  
 DEPARTMENT OF PUBLIC WORKS  
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
 DIRECTOR

March 7, 1980

Mr. William E. Hammond  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Re: Item #152 (1979-1980)  
 Property Owner: Clarence E. & Margaret W. Pusey  
 N/ES York Rd. 239' S/E Gorsuch Rd.  
 Existing Zoning: DR 16 and DR 3.5  
 Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the DR 16 - DR 3.5 zone line of 10' in lieu of the required 75'.  
 Acres: 0.271 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

## General:

Baltimore County highway and utility improvements are not directly involved.

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

As indicated on the submitted plan, there are 5-foot wide utility easements along the northerly side and the rear lot lines of this Lot 3, Plat A, Northampton, recorded G.L.B. 19, Folio 47.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings is permitted within County rights-of-way and utility easements.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #152 (1979-1980)  
 Property Owner: Clarence E. & Margaret W. Pusey  
 Page 2  
 March 7, 1980

General: (Cont'd)

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 152 (1979-1980).

Very truly yours,

ELISHA W. DIVER, P.E.  
 Chief, Bureau of Engineering

END:EAM:FWR:iss

cc: J. Wimbley

S-SE Key Sheet  
 50 NW 2 P.O. Sheet  
 NW 13A Topo  
 60 Tax Map



Maryland Department of Transportation  
 State Highway Administration

James J. O'Donnell  
 Secretary  
 M. S. Caltrider  
 Administrator

March 18, 1980

Mr. William E. Hammond  
 Zoning Commissioner  
 County Office Bldg.  
 Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Feb. 5, 1980  
 ITEM: 152.  
 Property Owner: Clarence E. & Margaret W. Pusey  
 Location: NE/S York Rd. (Route 45) 239' SE Gorsuch Rd.  
 Existing Zoning: D.R. 16 & D.R. 3.5  
 Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the D.R. 16 - D.R. 3.5 zone line of 10' in lieu of the required 75'.  
 Acres: 0.271  
 District: 8th  
 Revised Plan

Dear Mr. Hammond:

The subject revised plan must be further revised to clearly show the existing 20' entrance to be widened to 30'.

This entrance must remain a depressed curb type and not be constructed as a radius return type.

Very truly yours,

Charles Lee, Chief  
 Bureau of Engineering  
 Access Permits

By: George Wittman

CL:GW:vrd

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



Maryland Department of Transportation  
 State Highway Administration

James J. O'Donnell  
 Secretary  
 M. S. Caltrider  
 Administrator

February 14, 1980

Mr. William E. Hammond  
 Zoning Commissioner  
 County Office Building  
 Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting Feb. 5, 1980  
 ITEM: 152.  
 Property Owner: Clarence E. & Margaret W. Pusey  
 Location: NE/S York Rd. 239' SE Gorsuch Rd. Route 45  
 Existing Zoning: D.R. 16 & D.R. 3.5  
 Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the D.R. 16 - D.R. 3.5 zone line of 10' in lieu of the required 75'.  
 Acres: 0.271  
 District: 8th

Dear Mr. Hammond:

The plan must clearly indicate that the existing 20' wide entrance is to be widened to 30'. The entrance must remain a depressed curb type and not a radius return type as indicated on the plan.

The plan must be revised prior to a hearing date being assigned.

Very truly yours,

Charles Lee, Chief  
 Bureau of Engineering  
 Access Permits

By: John E. Meyers

CL:JEM:mah

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



BALTIMORE COUNTY  
 OFFICE OF PLANNING & ZONING  
 TOWSON, MARYLAND 21204  
 494-3211

JOHN D. SEYFFERT  
 DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner  
 Zoning Advisory Committee  
 Office of Planning and Zoning  
 Baltimore County Office Building  
 Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #152, Zoning Advisory Committee Meeting, February 5, 1980, are as follows:

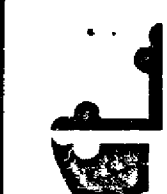
Property Owner: Clarence E. and Margaret W. Pusey  
 Location: NE/S York Rd 239' SE Gorsuch Rd.  
 Existing Zoning: D.R. 16 and D.R. 3.5  
 Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the D.R. 16 - D.R. 3.5 zone line of 10' in lieu of the required 75'.  
 Acres: 0.271  
 District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley  
 John L. Wimbley  
 Planner III  
 Current Planning and Development



Baltimore County  
 Department of Traffic Engineering  
 TOWSON, MARYLAND 21204  
 (301) 494-3550

STEPHEN J. COLLINS  
 DIRECTOR

April 17, 1980

Mr. William Hammond  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Item No. 152 - ZAC - Meeting of February 5, 1980  
 Property Owner: Clarence E. & Margaret W. Pusey  
 Location: NE/S York Road 239' SE Gorsuch Road  
 Existing Zoning: D.R. 16 & D.R. 3.5  
 Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the D.R. 16 - D.R. 3.5 zone line of 10' in lieu of the required 75'.

Acres: 0.271  
 District: 8th

Dear Mr. Hammond:

The proposed special exception for a medical office can be expected to generate 160 trips per day.

This site is located in a traffic deficient area and there may be traffic problems in the future.

Very truly yours,

Michael S. Flanigan  
 Traffic Engineering Associate II

MSF/mjm



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Special Exception

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
PETITION FOR VARIANCES  
NE/S of York Rd., 239'  
SE of Gorsuch Rd., 8th District : OF BALTIMORE COUNTY

CLARENCE E. PUSEY, JR., et ux, : Case No. 80-216-XA  
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel

John W. Hessian, III  
John W. Hessian, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 2nd day of April, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Clarence E. Pusey, 1906 York Road, Timonium, Maryland 21093, Petitioners; and Mr. Saleewun Limawararat, 10801 Lakespring Way, Cockeysville, Maryland 21030, Contract Purchaser.

John W. Hessian, III  
John W. Hessian, III

Very truly yours,  
Charles E. Burnham  
Charles E. Burnham, Chief  
Plans Review

BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204  
DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 152, Zoning Advisory Committee meeting of February 5, 1980, are as follows:

Property Owner: Clarence E. & Margaret W. Pusey  
Location: NE/S York Road 239' SE Gorsuch Road  
Existing Zoning: D.R. 16 & D.R. 3.5  
Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the D.R. 16-D.R. 3.5 zone line of 10' in lieu of the required 75'

Acres: 0.271  
District: 8

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7010

PAUL H. REINCKE  
CHIEF

February 27, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Clarence E. & Margaret W. Pusey

Location: NE/S York Rd. 239' SE Gorsuch Rd.

Item No: 152 Zoning Agenda: 2-5-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER Carl J. Kelly 2/26/80 Noted and  
Planning Group Approved: George M. McEgan  
Special Inspection Division Fire Prevention Bureau

RE: PETITIONS FOR SPECIAL EXCEPTION : BEFORE THE  
AND VARIANCES : ZONING COMMISSIONER  
NE/S of York Road, 239' SE of Gorsuch :  
Road - 8th Election District :  
Clarence E. Pusey, Jr., et ux : OF  
Petitioners :  
NO. 80-216-XA (Item No. 152) : BALTIMORE COUNTY

The Petitioners have withdrawn these Petitions; therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of April, 1980, that said Petitions be and the same are hereby DISMISSED without prejudice.

William E. Hammond  
Zoning Commissioner of  
Baltimore County

PETITION FOR SPECIAL EXCEPTION AND VARIANCES

8th District

ZONING: Petition for Special Exception and Variances

LOCATION: Northeast side of York Road, 239 feet Southeast of Gorsuch Road

DATE & TIME: Thursday, April 24, 1980 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for non-resident doctor's office and Variances to permit side yard setbacks of 8 feet in lieu of the required 25 feet and setbacks of 10 feet in lieu of the required 75 feet from land zoned other than D.R. 16

The Zoning Regulations to be excepted as follows:

Section 1B02.2B (V.B.2) - Other Principal Uses  
Section 1B02.2C - In a D.R. 16 zone, no building shall be constructed within 75 feet of land which is any zone classified as D.R. 1, D.R. 2, D.R. 3.5, D.R. 5.5 or D.R. 10.5 and which is not within the same development tract

All that parcel of land in the Eighth District of Baltimore County

Being the property of Clarence E. Pusey, Jr., et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 24, 1980 at 10:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING

DATE Apr 24 1980

BY John P. [Signature]

COMMUNITY AFFAIRS DIVISION



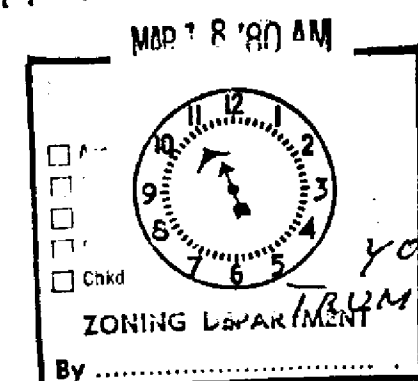
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 86402  
DATE April 17, 1980 ACCOUNT 01-662  
AMOUNT \$69.63  
RECEIVED FROM Clarence E. Pusey, Jr., Esquire  
FOR Advertising and Posting for Case No. 80-216-XA  
88872 APR 17 6963  
VALIDATION OR SIGNATURE OF CASHIER

OFFICE OF ZONING COMMISSION  
TOWSON, MARYLAND 21204

DEAR MR. HAMMOND:

AS A NEIGHBOR  
& INTERESTED PARTY I AM REQUESTING  
TO BE NOTIFIED WHEN THE ZONING  
HEARING WILL TAKE PLACE FOR  
MR. CLARENCE PUSEY  
1905 YORK RD.  
TIMONIUM, MD. 21093

I WOULD ALSO LIKE A COPY OF  
THE ORDER OF VARIANCE HE IS  
APPLYING FOR.



YOURS TRULY,  
THOMAS L. SMITH  
252-7728

Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: 1905 York Road  
Timonium, Maryland 21093

Gentlemen:

I represent Margaret W. Pusey, my mother and myself, owners of  
1905 York Road, Timonium, Maryland 21093.

The Real Estate Contract on the property at 1905 York Road,  
Timonium, Maryland 21093, having expired this date, please dismiss  
the application for Special Exception for Physicians' Offices set for  
hearing on April 24, 1980.

CEP:hft  
c.c. Margaret W. Pusey

Very truly yours,  
Clarence E. Pusey, Jr.

PETITION FOR  
SPECIAL EXCEPTION  
& VARIANCES

8th District  
Zoning: Petition for Special  
Exception and Variance  
Location: Northeast side of  
York Road, 239 feet southeast of  
Gorsuch Road.  
Date & Time: Thursday, April  
24, 1980 at 10:30 A.M.  
Public Hearing: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following:

1. Petition for Special Exception for non-resident doctor's office and variance to permit side yard setbacks of 8 feet in lieu of the required 25 feet and setbacks of 10 feet in lieu of the required 75 feet from land used other than D.R. 10.

2. The Zoning Regulation to be excepted as follows:

Section 1502.22 (V.B.2) - Other Principal Uses.

Section 1502.22 (V.B.2) - Other Principal Uses.

Section 1502.22 (V.B.2) - Other Principal Uses.

Section 1502.22 (V.B.2) - Other Principal Uses.

Section 1502.22 (V.B.2) - Other Principal Uses.

Section 1502.22 (V.B.2) - Other Principal Uses.

Section 1502.22 (V.B.2) - Other Principal Uses.

Section 1502.22 (V.B.2) - Other Principal Uses.

Section 1502.22 (V.B.2) - Other Principal Uses.

Section 1502.22 (V.B.2) - Other Principal Uses.

The Essex Times

Essex, Md., April 3, 1980

This is to Certify, That the annexed  
Petition

was inserted in The Essex Times, a newspaper  
printed and published in Baltimore County, once in  
each of one successive  
weeks before the 3rd day of  
April, 1980  
S. D. Wright, Jr. Publisher.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 86355  
DATE March 24, 1980 ACCOUNT 01-662  
AMOUNT \$50.00  
RECEIVED FROM Salesman Livawarut  
FOR Filing fee for Case No. 80-216-XA  
889 APR 25 50.00  
VALIDATION OR SIGNATURE OF CASHIER

Hearing Date:  
THURSDAY, APRIL 24, 1980  
AT 10:30 A.M.  
Public Hearing: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland.

BY ORDER OF  
WILLIAM E. HAMMOND  
Zoning Commissioner  
of Baltimore County

LEO W. RADER  
REGISTERED SURVEYOR

SUBDIVISION  
ENGINEERING  
TITLE SURVEYS  
LAND PLANNING

38 Belfast Road - Timonium, Maryland 21093

CL 2-2920 OR  
252-2920

January 14, 1980

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR  
NON-RESIDENT DOCTOR'S OFFICE AND SIDEYARD VARIANCE

BEGINNING for the same on the northeast side of York Road distant south-  
easterly 239 feet more or less measured along said northeast side of  
York Road from the center of Gorsuch Road, thence leaving the York Road  
and running North 73 degrees 44 minutes 45 seconds East 165.97 feet,  
South 2 degrees 10 minutes 46 seconds East 74.67 feet, and South 70 de-  
grees 09 minutes 00 seconds West 142.43 feet to said northeast side of  
York Road, thence binding thereon North 20 degrees 14 minutes 04 seconds  
West 81.56 feet to the place of beginning.

CONTAINING 0.271 acres of land more or less.

BEING all of Lot No. 3 as shown on plat "A" "Northampton", recorded  
among the Land Records of Baltimore County in Liber G.L.B. No. 19 Folio  
47, lying northeast of the York Road.

Leo W. Rader

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 22 day of Jan, 1980.

Filing Fee \$ 50 Received: Check  
Cash  
Other

William E. Hammond, Zoning Commissioner

Petitioner Clarence & Margaret Pusey Submitted by

Petitioner's Attorney Reviewed by

\*This is not to be interpreted as acceptance of the Petition for assignment of a  
hearing date.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this day of 1980.

Filing Fee \$ Received: Check  
Cash  
Other

William E. Hammond, Zoning Commissioner

Petitioner Submitted by

Petitioner's Attorney Reviewed by

\*This is not to be interpreted as acceptance of the Petition for assignment of a  
hearing date.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
John D. Seyffert, Director  
Office of Planning and Zoning  
DATE March 28, 1980  
FROM  
SUBJECT Petition No. 80-216-XA Item 152

Petition for Special Exception and Variances  
Northeast side of York Road, 239 feet Southeast of Gorsuch Road  
Petitioner - Clarence E. Pusey, Jr., et ux

Eighth District

HEARING: Thursday, April 24, 1980 (10:30 A.M.)

Office use would not be inappropriate here. If granted, it is requested that  
the order be conditioned to require that there be no change in the residential  
character of the exterior of the existing structure and that a detailed landscaping  
plan, submitted to and approved by the Division of Current Planning and  
Development, be required.

JDS:JGH:ab

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
John D. Seyffert, Director  
Office of Planning and Zoning  
DATE March 28, 1980  
FROM  
SUBJECT Petition No. 80-216-XA Item 152

Petition for Special Exception and Variances  
Northeast side of York Road, 239 feet Southeast of Gorsuch Road  
Petitioner - Clarence E. Pusey, Jr., et ux

Eighth District

HEARING: Thursday, April 24, 1980 (10:30 A.M.)

Office use would not be inappropriate here. If granted, it is requested that  
the order be conditioned to require that there be no change in the residential  
character of the exterior of the existing structure and that a detailed landscaping  
plan, submitted to and approved by the Division of Current Planning and  
Development, be required.

JDS:JGH:ab



3/24/80

Mr. & Mrs. Clarence E. Pusey, Jr.  
1905 York Road  
Timonium, Maryland 21093

## NOTICE OF HEARING

RE: Petition for Special Exception and Variance - Northeast side of York Road, 239' SE of Gorsuch Road - Case No. 80-216-XA

TIME: 10:30 A.M.

DATE: Thursday, April 24, 1980

PLACE: ROOM 306 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Mrs. Saleewun Limawarut  
10801 Lakespring Way  
Cockeysville, Maryland 21030

Mr. Leonard Kramer  
923 Ellendale Drive  
Towson, Maryland 21204

Mr. Truman L. Smith  
1903 York Road  
Timonium, Maryland 21093



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

April 10, 1980

Mr. & Mrs. Clarence E. Pusey, Jr.  
1905 York Road  
Timonium, Maryland 21093

RE: Petition for Special Exception and Variance  
NE/S York Rd., 239' SE Gorsuch Rd  
Case No. 80-216-XA

Dear Mr. & Mrs. Pusey:

This is to advise you that \$69.63 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:ej

## PETITION MAPPING PROGRESS SHEET

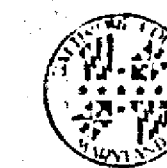
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>WEH</u>			Revised Plans:				Change in outline or description		Yes	
Previous case: <u>---</u>			Map # <u>---</u>						No	

80-216-XA

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9 Date of Posting: 4/5/80  
Posted for: Petition for Special Exception & Variance  
Petitioner: Clarence E. Pusey, Jr., et ux  
Location of property: NE/S of York Rd., 239' SE  
Gorsuch Rd.  
Location of Signs: front of property (4 190.5' York Rd.)  
Remarks: ---  
Posted by: John W. Hession, III Date of return: 4/10/80  
Signature

2 signs



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

April 24, 1980

Clarence E. Pusey, Jr., Esquire  
1905 York Road  
Timonium, Maryland 21093

RE: Petitions for Special Exception and Variances  
NE/S of York Road, 239' SE of Gorsuch Road - 8th Election District  
Clarence E. Pusey, Jr., et ux - Petitioners  
NO. 80-216-XA (Item No. 152)

Dear Mr. Pusey:

I have this date passed my Order in the above referenced matter in accordance with the attached.

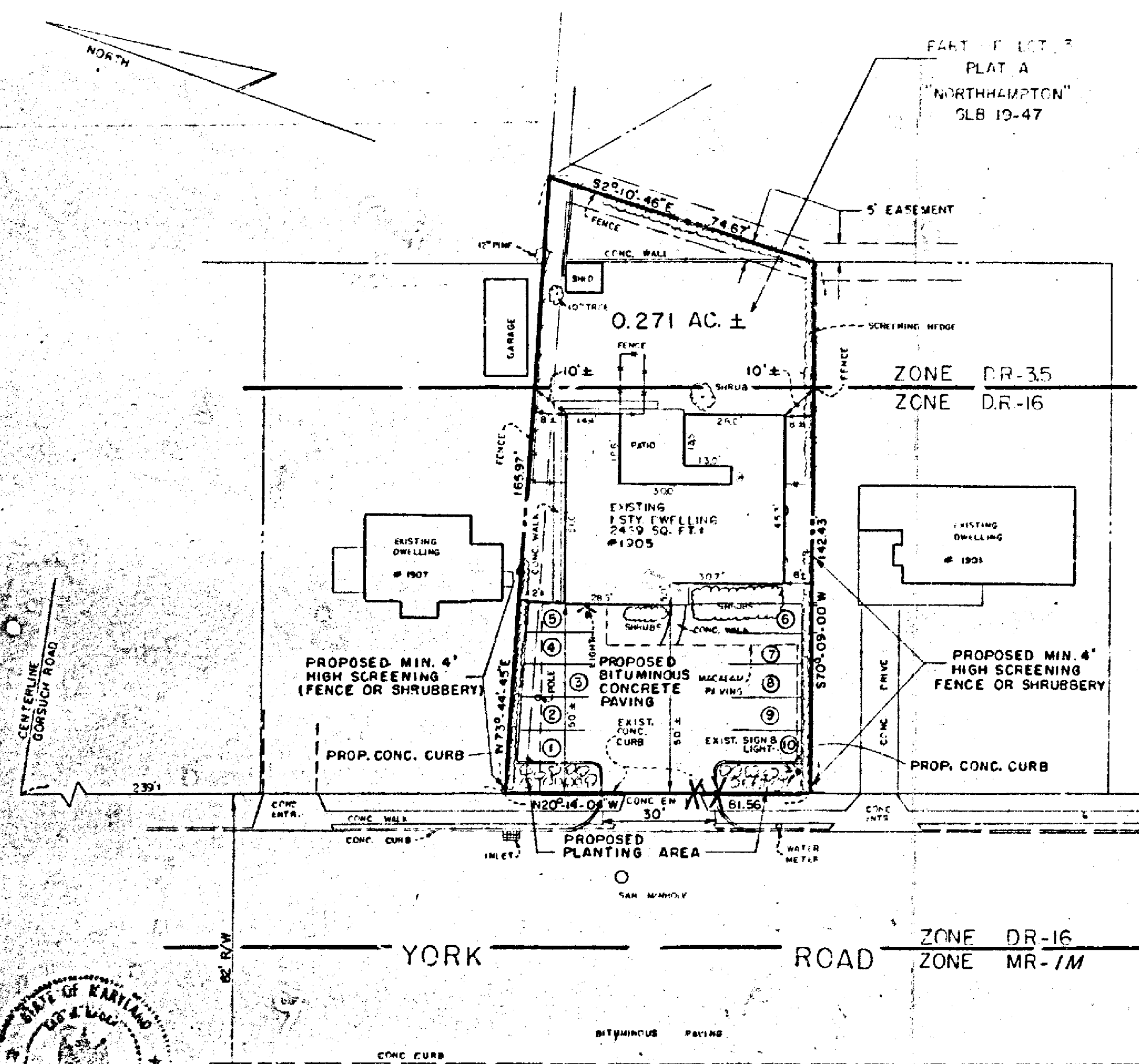
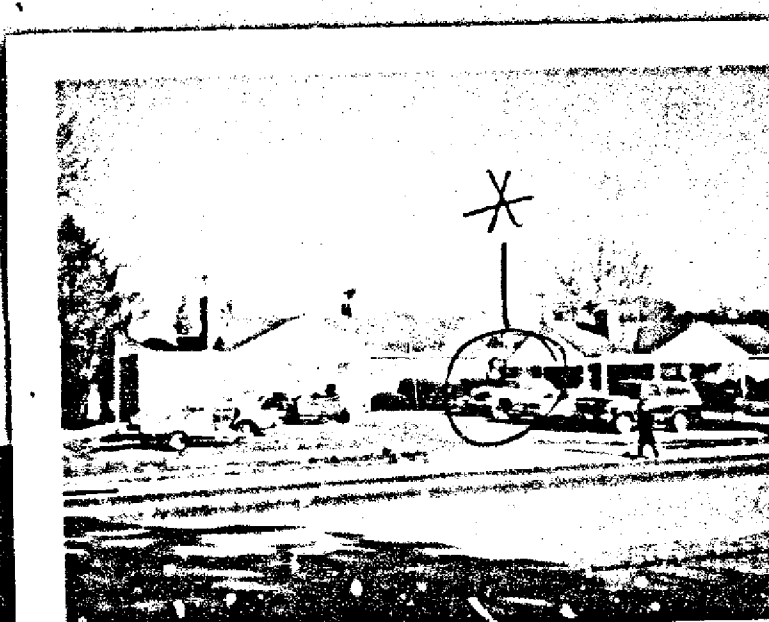
Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/erl

Attachments

cc: John W. Hession, III, Esquire  
People's Counsel



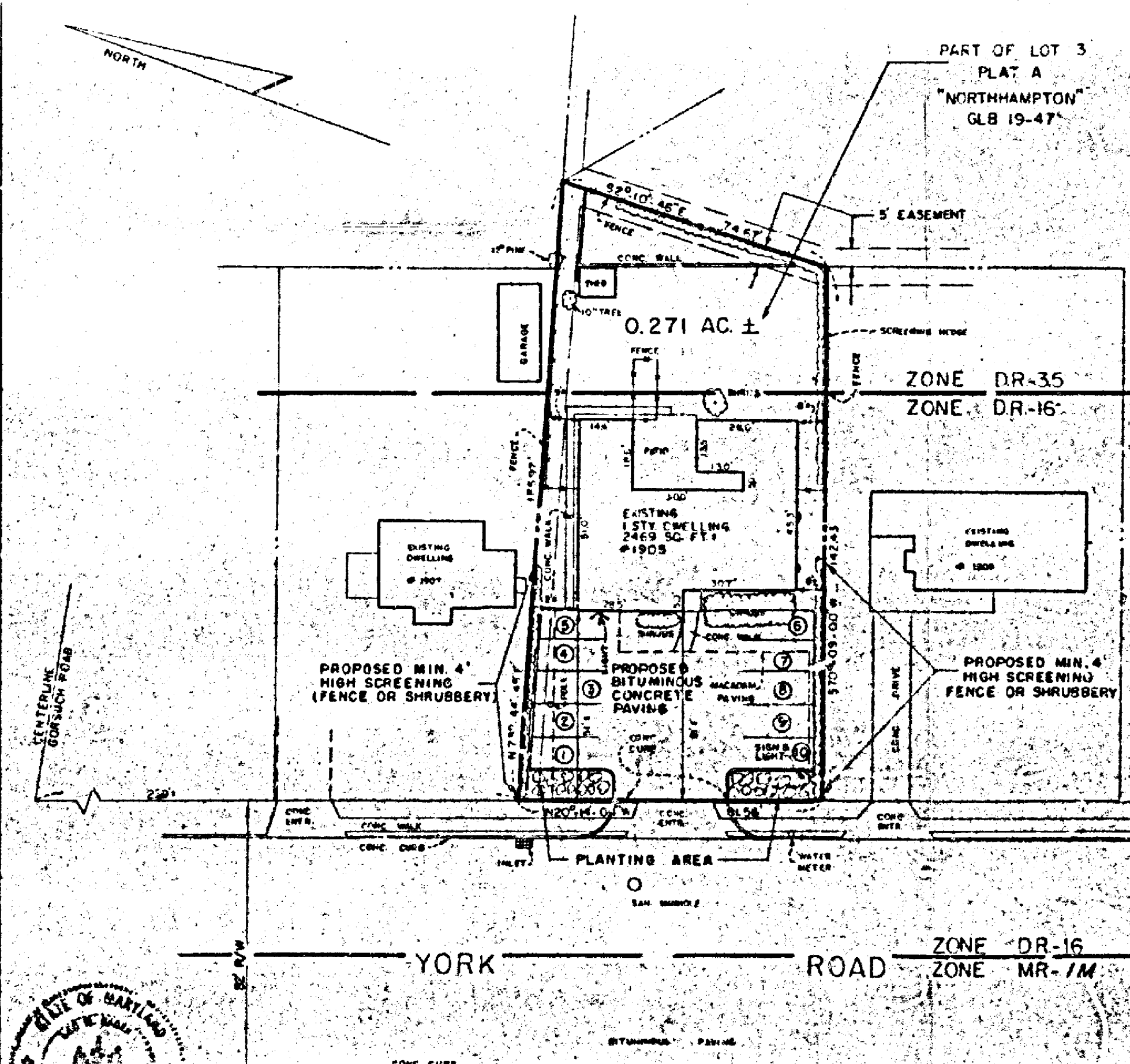
PLAT TO ACCOMPANY  
A PETITION FOR  
SPECIAL EXCEPTION FOR  
NON-RESIDENT DOCTOR'S OFFICE,  
SIDEYARD VARIANCES OF 8' AND 8'  
INSTEAD OF REQUIRED 25'  
AND  
TO PERMIT AN OFFICE BUILDING IN  
A D.R-16 ZONE WITHIN 10 FEET OF  
LAND ZONED D.R-3.5

8TH ELECT. DIST. BALTO. CO., MD.  
SCALE: 1" = 30' MAR. 8, 1980

## NOTES

- 1) PARKING REQUIREMENTS  
NO. OF SPACES REQUIRED (OFFICE) 2469 ÷ 300 = 8.23  
NO. OF SPACES PROVIDED 10
- 2) A PROPOSED SIGN ALONG THE FRONT EDGE OF THE PROPERTY NOT TO EXCEED 25 SQ. FT..
- 3) UNLESS OTHERWISE SHOWN, ALL DETAIL SHOWN HEREON IS EXISTING.

LEO W. RADER  
REG. LAND SURVEYOR  
28 BELFAST ROAD  
TIMONIUM, MD. CL 2-2920



PLAT TO ACCOMPANY  
A PETITION FOR  
SPECIAL EXCEPTION FOR  
NON-RESIDENT DOCTOR'S OFFICE  
AND  
SIDEYARD VARIANCES OF 8' AND 9'  
INSTEAD OF REQUIRED 25'  
WITH  
A BASEMENT APARTMENT

8TH ELECT. DIST. BALTO. CO., MD.  
SCALE: 1" = 30' JAN. 21, 1980

PARKING REQUIREMENTS  
NO. OF SPACES REQUIRED (OFFICE) 2469 ÷ 300 = 8.23  
NO. OF SPACES REQUIRED (APARTMENT) 1  
NO. OF SPACES PROVIDED 11

LEO W. RADER  
REG. LAND SURVEYOR  
28 BELFAST ROAD  
TIMONIUM, MD. CL 2-2920



# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Margaret W. & Clarence E. Pusey  
 I, or we, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.2B (V.N.2) to permit side setbacks of 8' in lieu of the required 25' and Section 18' 1.2C to permit setbacks of 10' in lieu of the required 75' from land zoned other than D.R. 16.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: The existing structure violates the present zoning ordinance. Strict compliance with zoning regulation is not practical since it would entail moving or rebuilding the existing structure.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser  
 Saleewun Limawararut  
 Address 10801 Lakespring Way  
 Cockeysville, MD 21039  
 Petitioner's Attorney  
 Address 1905 York Rd.  
 Timonium, MD 21093  
 Protestant's Attorney  
 Address

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of March 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of April 1980 at 10:30 o'clock A.M.

(over)

# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for NON-RESIDENT DOCTOR'S OFFICE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Saleewun Limawararut  
 Legal Owner(s): Margaret W. Pusey  
 Address 10801 Lakespring Way  
 Cockeysville, MD 21039  
 Petitioner: 1905 York Rd.  
 Timonium, MD 21093  
 Attorney's Telephone No.: (301) 828-5638

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of March 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of April 1980 at 10:30 o'clock A.M.

E.C.O.-No. 1

(over)



BALTIMORE COUNTY  
 DEPARTMENT OF PUBLIC WORKS  
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
 DIRECTOR

March 7, 1980

Mr. William E. Hammond  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Re: Item #152 (1979-1980)  
 Property Owner: Clarence E. & Margaret W. Pusey  
 N/ES York Rd. 239' S/E Gorsuch Rd.  
 Existing Zoning: DR 16 and DR 3.5  
 Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the DR 16 - DR 3.5 zone line of 10' in lieu of the required 75'.  
 Acres: 0.271 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

As indicated on the submitted plan, there are 5-foot wide utility easements along the northerly side and the rear lot lines of this Lot 3, Plat A, Northampton, recorded G.L.B. 19, Folio 47.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings is permitted within County rights-of-way and utility easements.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.



Maryland Department of Transportation

State Highway Administration

James J. O'Donnell  
 Secretary  
 M. S. Caltrider  
 Administrator

March 18, 1980

Mr. William E. Hammond  
 Zoning Commissioner  
 County Office Bldg.  
 Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Feb. 5, 1980  
 ITEM: 152.  
 Property Owner: Clarence E. & Margaret W. Pusey  
 Location: NE/S York Rd. (Route 45) 239' SE Gorsuch Rd.  
 Existing Zoning: D.R. 16 & D.R. 3.5  
 Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the D.R. 16 - D.R. 3.5 zone line of 10' in lieu of the required 75'.  
 Acres: 0.271  
 District: 8th  
 Revised Plan

Dear Mr. Hammond:

The subject revised plan must be further revised to clearly show the existing 20' entrance to be widened to 30'.

This entrance must remain a depressed curb type and not be constructed as a radius return type.

Very truly yours,  
 Charles Lee, Chief  
 Bureau of Engineering  
 Access Permits

By: George Wittman

CL:GW:vrd

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



Maryland Department of Transportation

State Highway Administration

James J. O'Donnell  
 Secretary  
 M. S. Caltrider  
 Administrator

February 14, 1980

Mr. William E. Hammond  
 Zoning Commissioner  
 County Office Building  
 Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting Feb. 5, 1980  
 ITEM: 152.  
 Property Owner: Clarence E. & Margaret W. Pusey  
 Location: NE/S York Rd. 239' SE Gorsuch Rd. Route 45  
 Existing Zoning: D.R. 16 & D.R. 3.5  
 Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the D.R. 16 - D.R. 3.5 zone line of 10' in lieu of the required 75'.  
 Acres: 0.271  
 District: 8th

Dear Mr. Hammond:

The plan must clearly indicate that the existing 20' wide entrance is to be widened to 30'. The entrance must remain a depressed curb type and not a radius return type as indicated on the plan.

The plan must be revised prior to a hearing date being assigned.

Very truly yours,  
 Charles Lee, Chief  
 Bureau of Engineering  
 Access Permits

By: John E. Meyers

CL:JEM:mah

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



BALTIMORE COUNTY  
 OFFICE OF PLANNING & ZONING  
 TOWSON, MARYLAND 21204  
 494-3211

JOHN D. SEYFFERT  
 DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner  
 Zoning Advisory Committee  
 Office of Planning and Zoning  
 Baltimore County Office Building  
 Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #152, Zoning Advisory Committee Meeting, February 5, 1980, are as follows:

Property Owner: Clarence E. and Margaret W. Pusey  
 Location: NE/S York Rd 239' SE Gorsuch Rd.  
 Existing Zoning: D.R. 16 and D.R. 3.5  
 Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the D.R. 16 - D.R. 3.5 zone line of 10' in lieu of the required 75'.  
 Acres: 0.271  
 District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,  
 John L. Wimbley  
 Planner III  
 Current Planning and Development



Baltimore County  
 Department of Traffic Engineering  
 TOWSON, MARYLAND 21204  
 (301) 494-3550

STEPHEN J. COLLINS  
 DIRECTOR

April 17, 1980

Mr. William Hammond  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Item No. 152 - ZAC - Meeting of February 5, 1980  
 Property Owner: Clarence E. & Margaret W. Pusey  
 Location: NE/S York Road 239' SE Gorsuch Road  
 Existing Zoning: D.R. 16 & D.R. 3.5  
 Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the D.R. 16 - D.R. 3.5 zone line of 10' in lieu of the required 75'.

Acres: 0.271  
 District: 8th

Dear Mr. Hammond:

The proposed special exception for a medical office can be expected to generate 160 trips per day.

This site is located in a traffic deficient area and there may be traffic problems in the future.

Very truly yours,  
 Michael S. Flanigan  
 Traffic Engineering Associate II

MSF/mjm



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Special Exception

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
PETITION FOR VARIANCES  
NE/S of York Rd., 239'  
SE of Gorsuch Rd., 8th District : OF BALTIMORE COUNTY

CLARENCE E. PUSEY, JR., et ux, : Case No. 80-216-XA  
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel

John W. Hessian, III  
John W. Hessian, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 2nd day of April, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Clarence E. Pusey, 1906 York Road, Timonium, Maryland 21093, Petitioners; and Mr. Saleewun Limawararat, 10801 Lakespring Way, Cockeysville, Maryland 21030, Contract Purchaser.

John W. Hessian, III  
John W. Hessian, III

Very truly yours,  
Charles E. Burnham  
Charles E. Burnham, Chief  
Plans Review

BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204  
DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 152, Zoning Advisory Committee meeting of February 5, 1980, are as follows:

Property Owner: Clarence E. & Margaret W. Pusey  
Location: NE/S York Road 239' SE Gorsuch Road  
Existing Zoning: D.R. 16 & D.R. 3.5  
Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the D.R. 16-D.R. 3.5 zone line of 10' in lieu of the required 75'

Acres: 0.271  
District: 8

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7010

PAUL H. REINCKE  
CHIEF

February 27, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Clarence E. & Margaret W. Pusey

Location: NE/S York Rd. 239' SE Gorsuch Rd.

Item No: 152 Zoning Agenda: 2-5-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER Carl J. Kelly 2/26/80 Noted and  
Planning Group Approved: George M. McEgan  
Special Inspection Division Fire Prevention Bureau

RE: PETITIONS FOR SPECIAL EXCEPTION : BEFORE THE  
AND VARIANCES  
NE/S of York Road, 239' SE of Gorsuch : ZONING COMMISSIONER  
Road - 8th Election District  
Clarence E. Pusey, Jr., et ux : OF  
Petitioners  
NO. 80-216-XA (Item No. 152) : BALTIMORE COUNTY

The Petitioners have withdrawn these Petitions; therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of April, 1980, that said Petitions be and the same are hereby DISMISSED without prejudice.

William E. Hammond  
Zoning Commissioner of  
Baltimore County

PETITION FOR SPECIAL EXCEPTION AND VARIANCES

8th District

ZONING: Petition for Special Exception and Variances

LOCATION: Northeast side of York Road, 239 feet Southeast of Gorsuch Road

DATE & TIME: Thursday, April 24, 1980 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for non-resident doctor's office and Variances to permit side yard setbacks of 8 feet in lieu of the required 25 feet and setbacks of 10 feet in lieu of the required 75 feet from land zoned other than D.R. 16

The Zoning Regulations to be excepted as follows:

Section 1B02.2B (V.B.2) - Other Principal Uses  
Section 1B02.2C - In a D.R. 16 zone, no building shall be constructed within 75 feet of land which is any zone classified as D.R. 1, D.R. 2, D.R. 3.5, D.R. 5.5 or D.R. 10.5 and which is not within the same development tract

All that parcel of land in the Eighth District of Baltimore County

Being the property of Clarence E. Pusey, Jr., et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 24, 1980 at 10:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING

DATE Apr 24 1980

BY John P. [Signature]

COMMUNITY AFFAIRS DIVISION



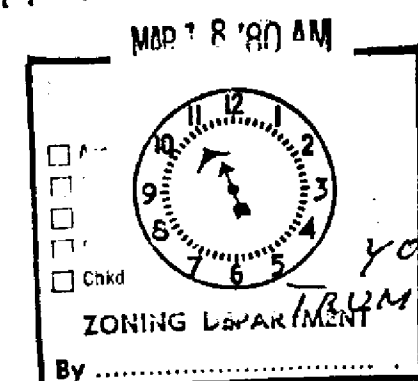
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 86402  
DATE April 17, 1980 ACCOUNT 01-662  
AMOUNT \$69.63  
RECEIVED FROM Clarence E. Pusey, Jr., Esquire  
FOR Advertising and Posting for Case No. 80-216-XA  
88872 APR 17 6963  
VALIDATION OR SIGNATURE OF CASHIER

OFFICE OF ZONING COMMISSION  
TOWSON, MARYLAND 21204

DEAR MR. HAMMOND:

AS A NEIGHBOR  
& INTERESTED PARTY I AM REQUESTING  
TO BE NOTIFIED WHEN THE ZONING  
HEARING WILL TAKE PLACE FOR  
MR. CLARENCE PUSEY  
1905 YORK RD.  
TIMONIUM, MD. 21093

I WOULD ALSO LIKE A COPY OF  
THE ORDER OF VARIANCE HE IS  
APPLYING FOR.



YOURS TRULY,  
THOMAS L. SMITH  
252-7728

Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: 1905 York Road  
Timonium, Maryland 21093

Gentlemen:

I represent Margaret W. Pusey, my mother and myself, owners of  
1905 York Road, Timonium, Maryland 21093.

The Real Estate Contract on the property at 1905 York Road,  
Timonium, Maryland 21093, having expired this date, please dismiss  
the application for Special Exception for Physicians' Offices set for  
hearing on April 24, 1980.

CEP:hft  
c.c. Margaret W. Pusey

Very truly yours,  
Clarence E. Pusey, Jr.

PETITION FOR  
SPECIAL EXCEPTION  
& VARIANCES

8th District  
Zoning: Petition for Special  
Exception and Variance  
Location: Northeast side of  
York Road, 239 feet southeast of  
Gorsuch Road.  
Date & Time: Thursday, April  
24, 1980 at 10:30 A.M.  
Public Hearing: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following:

1. Petition for Special Exception for non-resident doctor's office and variance to permit side yard setbacks of 8 feet in lieu of the required 25 feet and setbacks of 10 feet in lieu of the required 75 feet from land used other than D.R. 10.

2. The Zoning Regulation to be excepted as follows:

Section 1502.22 (V.B.2) - Other Principal Uses.

Section 1502.22 (V.B.2) - Other Principal Uses.

Section 1502.22 (V.B.2) - Other Principal Uses.

Section 1502.22 (V.B.2) - Other Principal Uses.

Section 1502.22 (V.B.2) - Other Principal Uses.

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Section 1502.22 (V.B.2) - Other Principal Uses.

Section 1502.22 (V.B.2) - Other Principal Uses.

Section 1502.22 (V.B.2) - Other Principal Uses.

Section 1502.22 (V.B.2) - Other Principal Uses.

Section 1502.22 (V.B.2) - Other Principal Uses.

Section 1502.22 (V.B.2) - Other Principal Uses.

Section 1502.22 (V.B.2) - Other Principal Uses.

The Essex Times

Essex, Md., April 3, 1980

This is to Certify, That the annexed  
Petition

was inserted in The Essex Times, a newspaper  
printed and published in Baltimore County, once in  
each of one successive  
weeks before the 3rd day of  
April, 1980  
S. D. Wright, Jr. Publisher.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 86355  
DATE March 24, 1980 ACCOUNT 01-662  
AMOUNT \$50.00  
RECEIVED FROM Salesman Lirawarut  
FOR Filing fee for Case No. 80-216-XA  
889 APR 25 50.00  
VALIDATION OR SIGNATURE OF CASHIER

Hearing Date:  
THURSDAY, APRIL 24, 1980  
AT 10:30 A.M.  
Public Hearing: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland.

BY ORDER OF  
WILLIAM E. HAMMOND  
Zoning Commissioner  
of Baltimore County

LEO W. RADER  
REGISTERED SURVEYOR

SUBDIVISION  
ENGINEERING  
TITLE SURVEYS  
LAND PLANNING

38 Belfast Road - Timonium, Maryland 21093

CL 2-2920 OR  
252-2920

January 14, 1980

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR  
NON-RESIDENT DOCTOR'S OFFICE AND SIDEYARD VARIANCE

BEGINNING for the same on the northeast side of York Road distant south-  
easterly 239 feet more or less measured along said northeast side of  
York Road from the center of Gorsuch Road, thence leaving the York Road  
and running North 73 degrees 44 minutes 45 seconds East 165.97 feet,  
South 2 degrees 10 minutes 46 seconds East 74.67 feet, and South 70 de-  
grees 09 minutes 00 seconds West 142.43 feet to said northeast side of  
York Road, thence binding thereon North 20 degrees 14 minutes 04 seconds  
West 81.56 feet to the place of beginning.

CONTAINING 0.271 acres of land more or less.

BEING all of Lot No. 3 as shown on plat "A" "Northampton", recorded  
among the Land Records of Baltimore County in Liber G.L.B. No. 19 Folio  
47, lying northeast of the York Road.

Leo W. Rader

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
John D. Seyffert, Director  
Office of Planning and Zoning  
DATE March 28, 1980  
FROM  
SUBJECT: Petition No. 80-216-XA Item 152

Petition for Special Exception and Variances  
Northeast side of York Road, 239 feet Southeast of Gorsuch Road  
Petitioner - Clarence E. Pusey, Jr., et ux

Eighth District

HEARING: Thursday, April 24, 1980 (10:30 A.M.)

Office use would not be inappropriate here. If granted, it is requested that  
the order be conditioned to require that there be no change in the residential  
character of the exterior of the existing structure and that a detailed landscaping  
plan, submitted to and approved by the Division of Current Planning and  
Development, be required.

JDS:JGH:ab

John D. Seyffert, Director  
Office of Planning and Zoning

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 22 day of June, 1980.

Filing Fee \$ 50 Received: Check  
Cash  
Other

William E. Hammond, Zoning Commissioner

Petitioner: Clarence & Margaret Pusey Submitted by

Petitioner's Attorney Reviewed by

\*This is not to be interpreted as acceptance of the Petition for assignment of a  
hearing date.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this day of 1980.

Filing Fee \$ Received: Check  
Cash  
Other

William E. Hammond, Zoning Commissioner

Petitioner Submitted by

Petitioner's Attorney Reviewed by

\*This is not to be interpreted as acceptance of the Petition for assignment of a  
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BALTIMORE COUNTY, MARYLAND

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John D. Seyffert, Director  
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JDS:JGH:ab

John D. Seyffert, Director  
Office of Planning and Zoning



3/24/80

Mr. & Mrs. Clarence E. Pusey, Jr.  
1905 York Road  
Timonium, Maryland 21093

## NOTICE OF HEARING

RE: Petition for Special Exception and Variance - Northeast side of York Road, 239' SE of Gorsuch Road - Case No. 80-216-XA

TIME: 10:30 A.M.

DATE: Thursday, April 24, 1980

PLACE: ROOM 306 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Mrs. Saleewun Limawarut  
10801 Lakespring Way  
Cockeysville, Maryland 21030

Mr. Leonard Kramer  
923 Ellendale Drive  
Towson, Maryland 21204

Mr. Truman L. Smith  
1903 York Road  
Timonium, Maryland 21093



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

April 10, 1980

Mr. & Mrs. Clarence E. Pusey, Jr.  
1905 York Road  
Timonium, Maryland 21093

RE: Petition for Special Exception and Variance  
NE/S York Rd., 239' SE Gorsuch Rd  
Case No. 80-216-XA

Dear Mr. & Mrs. Pusey:

This is to advise you that \$69.63 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:ej

## PETITION MAPPING PROGRESS SHEET

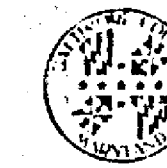
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>WEH</u>			Revised Plans:				Change in outline or description		Yes	
Previous case: <u>---</u>			Map # <u>---</u>						No	

80-216-XA

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9 Date of Posting: 4/5/80  
Posted for: Petition for Special Exception & Variance  
Petitioner: Clarence E. Pusey, Jr., et ux  
Location of property: NE/S of York Rd., 239' SE  
Gorsuch Rd.  
Location of Signs: front of property (4 190.5' York Rd.)  
Remarks: ---  
Posted by: John W. Hession, III Date of return: 4/10/80  
Signature

2 signs



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

April 24, 1980

Clarence E. Pusey, Jr., Esquire  
1905 York Road  
Timonium, Maryland 21093

RE: Petitions for Special Exception and Variances  
NE/S of York Road, 239' SE of Gorsuch Road - 8th Election District  
Clarence E. Pusey, Jr., et ux - Petitioners  
NO. 80-216-XA (Item No. 152)

Dear Mr. Pusey:

I have this date passed my Order in the above referenced matter in accordance with the attached.

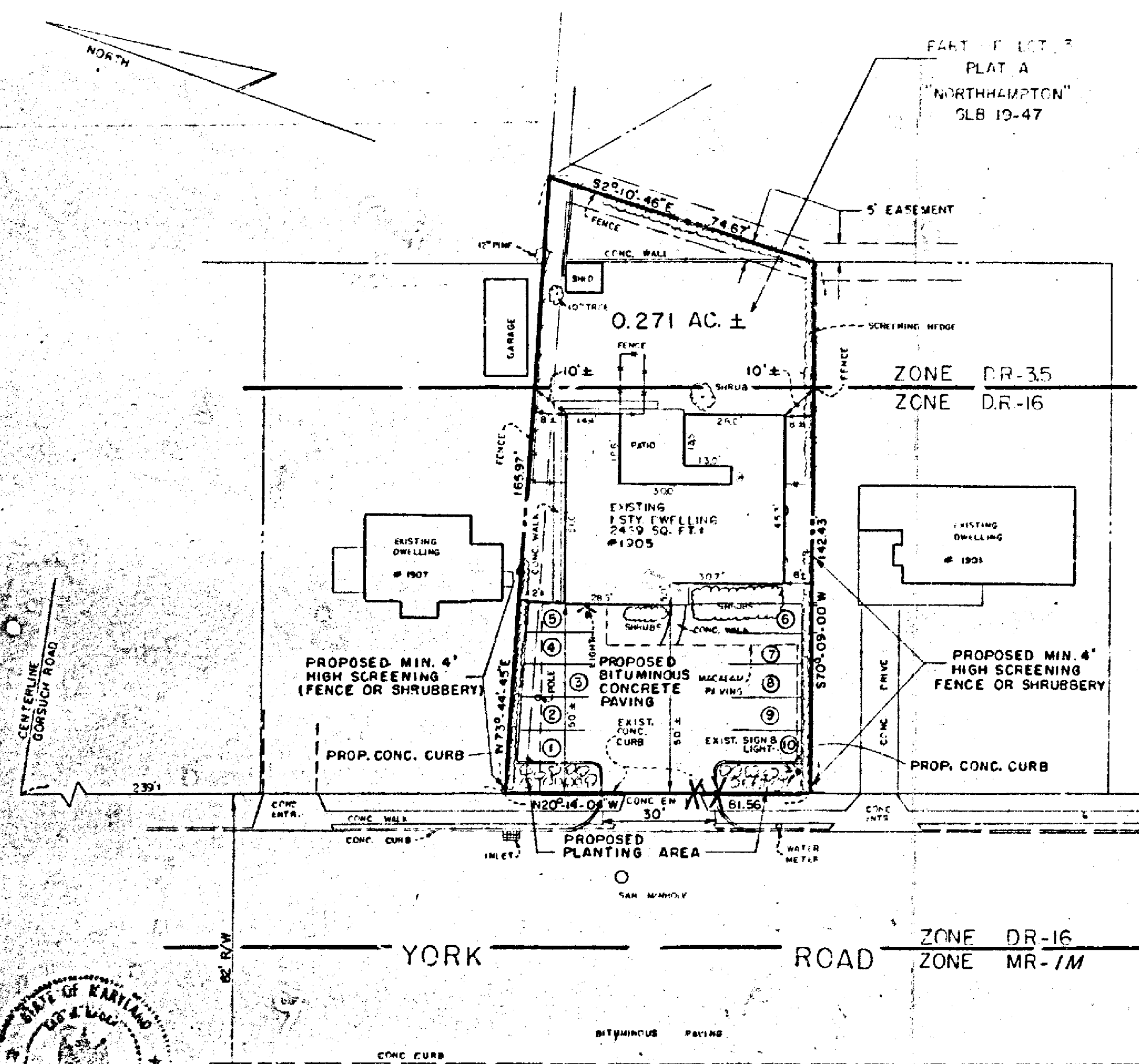
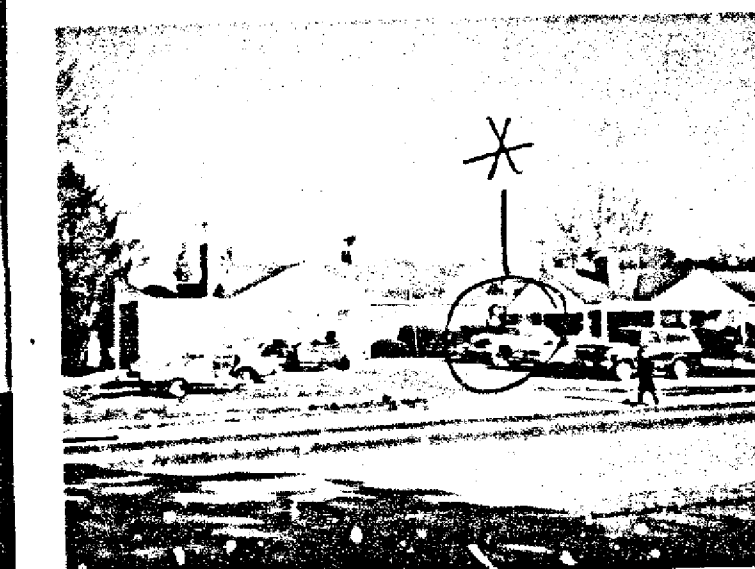
Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/erl

Attachments

cc: John W. Hession, III, Esquire  
People's Counsel



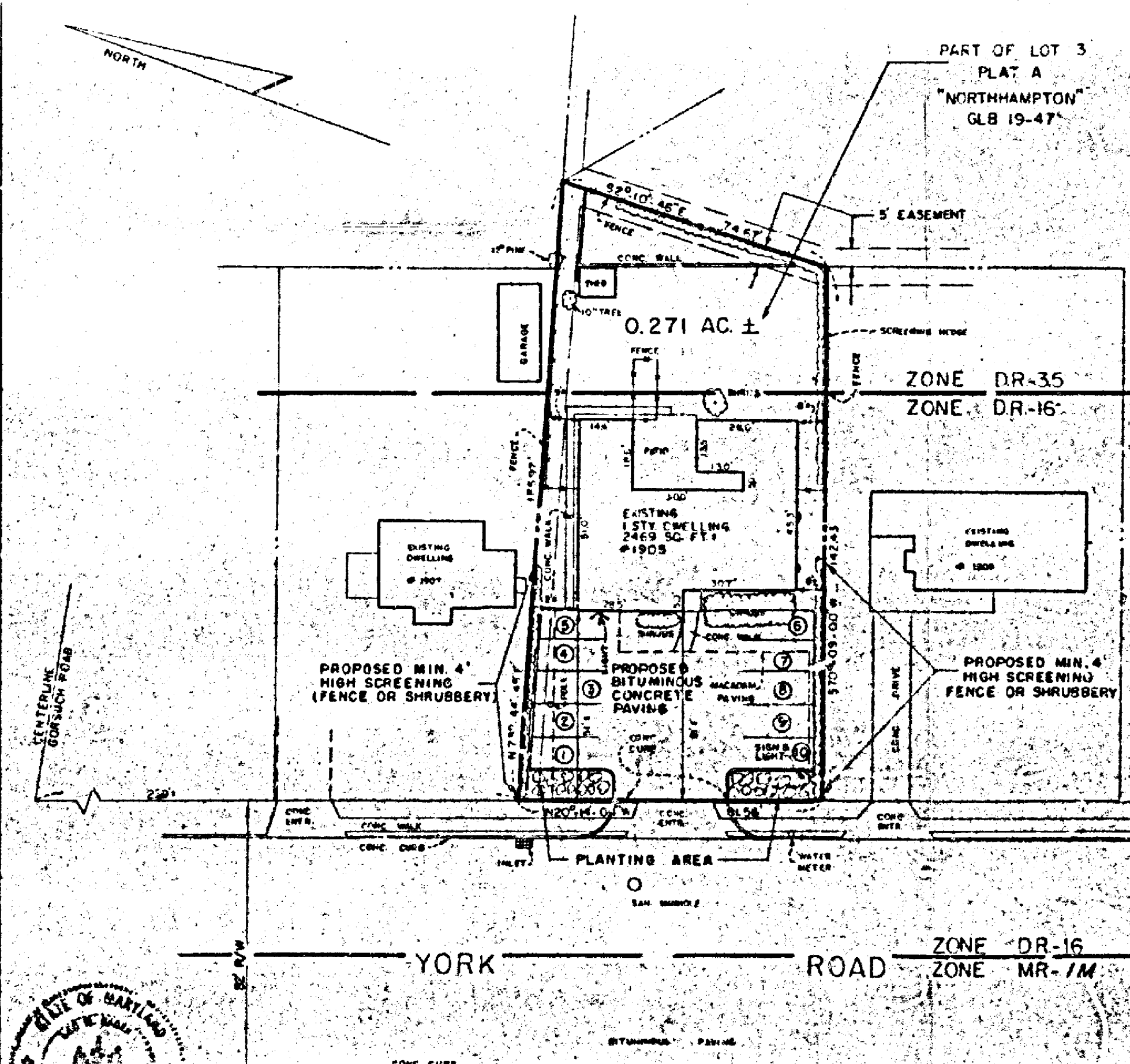
PLAT TO ACCOMPANY  
A PETITION FOR  
SPECIAL EXCEPTION FOR  
NON-RESIDENT DOCTOR'S OFFICE,  
SIDEYARD VARIANCES OF 8' AND 8'  
INSTEAD OF REQUIRED 25'  
AND  
TO PERMIT AN OFFICE BUILDING IN  
A D.R-16 ZONE WITHIN 10 FEET OF  
LAND ZONED D.R-3.5

8TH ELECT. DIST. BALTO. CO., MD.  
SCALE: 1" = 30' MAR. 8, 1980

## NOTES

- 1) PARKING REQUIREMENTS  
NO. OF SPACES REQUIRED (OFFICE) 2469 ÷ 300 = 8.23  
NO. OF SPACES PROVIDED 10
- 2) A PROPOSED SIGN ALONG THE FRONT EDGE OF THE PROPERTY NOT TO EXCEED 25 SQ. FT..
- 3) UNLESS OTHERWISE SHOWN, ALL DETAIL SHOWN HEREON IS EXISTING.

LEO W. RADER  
REG. LAND SURVEYOR  
28 BELFAST ROAD  
TIMONIUM, MD. CL 2-2920



PLAT TO ACCOMPANY  
A PETITION FOR  
SPECIAL EXCEPTION FOR  
NON-RESIDENT DOCTOR'S OFFICE  
AND  
SIDEYARD VARIANCES OF 8' AND 9'  
INSTEAD OF REQUIRED 25'  
WITH  
A BASEMENT APARTMENT

8TH ELECT. DIST. BALTO. CO., MD.  
SCALE: 1" = 30' JAN. 21, 1980

PARKING REQUIREMENTS  
NO. OF SPACES REQUIRED (OFFICE) 2469 ÷ 300 = 8.23  
NO. OF SPACES REQUIRED (APARTMENT) 1  
NO. OF SPACES PROVIDED 11

LEO W. RADER  
REG. LAND SURVEYOR  
28 BELFAST ROAD  
TIMONIUM, MD. CL 2-2920